

1. IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NE/S Rohe Farm Lane, 860 ft.
 (+/-) SE c/l Bird River Road * ZONING COMMISSIONER
 1001 Rohe Farm Road
 15th Election District * OF BALTIMORE COUNTY
 6th Councilmanic District
 James E. Ferguson, et ux * Case No. 96-87-A
 Petitioners
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1001 Rohe Farm Lane, (lot No. 60) in the Rohe Farm subdivision of Baltimore County. The Petition is filed by James E. Ferguson and Vickie M. Ferguson, property owners. Variance relief is requested from Sections 301.1.A and 504 of the Baltimore County Zoning Regulations (BCZR) and Section V.B.6.B. of the CMDP to allow a rear yard setback of 0 ft., for an open projection deck in lieu of the required 11.25 ft. The subject property and relief requested are more particularly described on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was James E. Ferguson, property owner. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence offered was that the Petitioners have owned and resided on the subject site for slightly less than one year (since January 1995). He acquired the property from the builder who developed this community and is the original owner of an existing single family dwelling. Mr. Ferguson described the Rohe Farm community as a community of single family dwellings located near Bird River Road in eastern Baltimore County. Some of the subdivision has been built out but many of the lots have not, as yet, been sold and/or improved.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Mr. Ferguson testified that, after his acquisition of the property, he decided to construct an attached deck to the rear of the dwelling. The deck is elevated, 8 ft. high, and access to same is by way of a sliding door which leads from the second (middle) story of the house. The deck is 12 x 26 ft. in dimension. Apparently, Mr. Ferguson obtained the necessary materials to construct the deck and he and several friends completed construction. He advised that the deck is in conformance with all building codes and requirements.

The requested variance is necessary due to the irregular shape of the lot. As is clearly shown on the site plan, the rear property line is not a straight line but contains a series of curves. At one point, the corner of the rectangularly shaped deck intersects the property line. Thus, the variance is requested to allow a 0 ft. setback in lieu of the required 11.25 ft.

No opposition was presented to the subject request. Moreover, a comment from the Developers Plan Review Section indicates that no County utilities are located in the utility easement area shown on the plan. Thus, that office does not object to the construction of the deck.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. It is clear that the unusual configuration of the property line creates a unique condition which justifies the request pursuant to the regulations and case law. A denial of the requested variance would result in a practical difficulty upon the Petitioner and his property. Moreover, since the surrounding lots are unimproved, there is no detriment to the surrounding locale. For these reasons, I will approve the Petition for Variance and will so order.

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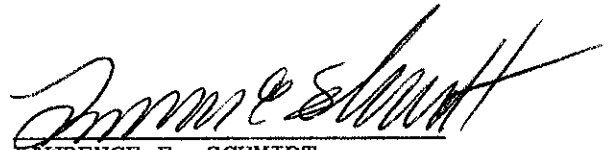
By

10/19/95
Mr. G. G. G. G.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of October, 1995 that a variance from Sections 301.1.A and 504 of the Baltimore County Zoning Regulations (BCZR) and Section V.B.6.B. of the CMDP to allow a rear yard setback of 0 ft., for an open projection deck in lieu of the required 11.25 ft., be and is hereby GRANTED, subject, however, to the following restriction.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
Date 10/19/95
By M. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 18, 1995

Mr. and Mrs. James E. Ferguson
1001 Rohe Farm Lane
Baltimore, Maryland 21220

RE: Case No. 96-87-A
Petition for Zoning Variance
James Edward Ferguson, et ux, Petitioners

Dear Mr. and Mrs. Ferguson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-87-A

1001 ROHE FARM LN LOT# 60

which is presently zoned

DE-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and map attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1A & 304 (V.B. & D.P. & M.D.P.)

To allow a rear yard setback of zero feet (for an open projection deck) in lieu of the required 11.25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be discussed during the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____

DATE

8/21/95

#81



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

96-87-A

ZONING DESCRIPTION FOR 1001 ROHE FARM LANE
(address)

Beginning at a point on the North east side of Rohe Farm Lane
(north, south, east or west) (name of street)

_____ which is 50'
(number of feet of right-of-way width)
street on which property fronts)

wide at the distance of 860' ± South east of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Bird River Road
(name of street)

which is 70' ± wide. *Being Lot # 60,
(number of feet of right-of-way width)

Block —, Section # 1 in the subdivision of ROHE FARM
(name of subdivision)

as recorded in Baltimore County Plat Book # 44, Folio # 70, containing

5,100 ± Also known as 1001 Rohe Farm Lane
(square feet or acres) (property address)

and located in the 15 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

#81

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-87-A

District 15th

Date of Posting 9/22/95

Posted for: Variance

Petitioner: James & Vicki Ferguson

Location of property: 1001 Robo Farm Rd.

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by M. Hardy
Signature

Date of return: 9/29/95

Number of Signs: 1



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows

Case: #98-87-A (Item 81)
1001 Rohe Farm Road
NE/S Rohe Farm Lane, 860'
SE of c/d Bird River Road
18th Election District
6th Councilmanic

Legal Owner(s):
James Edward Ferguson and
Vicki May Ferguson

Hearing: Thursday,
October 12, 1995 at 11:00
a.m. in Rm. 118, Old Court-
house.

Variance to allow a rear yard
setback of zero feet (for an
open projection deck) in lieu of
the required 11.25 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concerning
the file and/or Hearing, Please
Call 887-3351.
8/176 Sept. 21.

TOWSON, MD.,

9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

~~Signature~~

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

004079

DATE 8/21/95 ACCOUNT R-001-615-000

96-87-A

AMOUNT \$ 85.00

RECEIVED
FROM:

010 - VARIANCE \$50 ITEM # 8/
080 - SIGN \$35 TAKEN: JRF

FOR:

B 85

RECEIVED

0700280002HTCHRC

\$85.00

BA 0011129ANDR-21-95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 81

Petitioner: JAMES FERGUSON

Location: 1001 ROHE FARM LN.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES FERGUSON

ADDRESS: 1001 ROHE FARM LN.

BALTIMORE, MD. 21220

PHONE NUMBER: 574-9972

AJ:ggs

MICROFILMED

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
September 21, 1995 Issue - Jeffersonian

Please forward billing to:

James Ferguson
1001 Rohe Farm Lane
Baltimore, MD 21220
574-9972

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-87-A (Item 81)
1001 Rohe Farm Road
NE/S Rohe Farm Lane, 860' +/- SE of c/l Bird River Road
15th Election District - 6th Councilmanic
Legal Owner: James Edward Ferguson and Vicki May Ferguson
HEARING: THURSDAY, OCTOBER 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow a rear yard setback of zero feet (for an open projection deck) in lieu of the required 11.25 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECEIVED
OCT 13 1995



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-87-A (Item 81)

1001 Rohe Farm Road

NE/S Rohe Farm Lane, 860'+/- SE of c/l Bird River Road

15th Election District - 6th Councilmanic

Legal Owner: James Edward Ferguson and Vicki May Ferguson

HEARING: THURSDAY, OCTOBER 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow a rear yard setback of zero feet (for an open projection deck) in lieu of the required 11.25 feet.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: James and Vicki Ferguson

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

ENCLOSURE





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 5, 1995

Mr. and Mrs. James E. Ferguson
1001 Rohe Farm Lane
Baltimore, Maryland 21220

RE: Item No.: 81
Case No.: 96-87-A
Petitioner: J. E. Ferguson

Dear Mr. and Mrs. Ferguson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a printed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 12, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 1001 Rohe Farm Lane

INFORMATION:

Item Number: 81

Petitioner: Ferguson Property

Property Size: _____

Zoning: DR-2

Requested Action: Variance

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

The applicants request a variance to permit a rear yard setback of zero feet in lieu of the required 11.25 feet.

While staff does not oppose the applicants' request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: Jeffrey W. Long

Division Chief: Cam L. Perna

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 11, 1995
Item No. 081

The Development Plans Review Division has reviewed the subject zoning item. No County utilities are located in this 5-foot drainage and utility easement; therefore, we have no objection to the location of the deck.

RWB:sw

2025 SEP 15 10 10 AM
100-100000-100000

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 9-5-95

DATE: Sept. 14

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

81
83
87
89
91
92

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-12-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. *081 (JRF)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

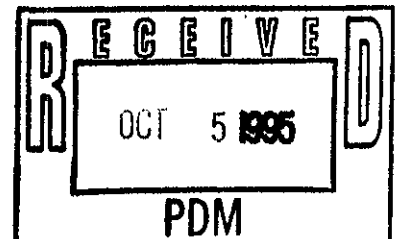
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88,
90, 91 AND 92. *Q*

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

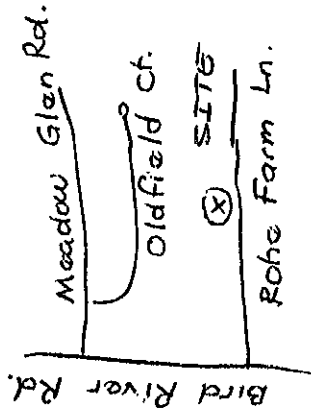
PROPERTY ADDRESS: 1001 ROHE FARM LN

Subdivision name: ROHE FARM

plat book # 64, folio # 70, lot # 60, section # 1

OWNER: JAMES E. & VICKI M. FERGUSON

96-87-A



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15TH

Councilmanic District: 0

1"=200' scale map #: NE 6-I

Zoning: DR-2

Lot size: acres

Approx. 5700 square feet

public private

SEWER: ☒ ☐

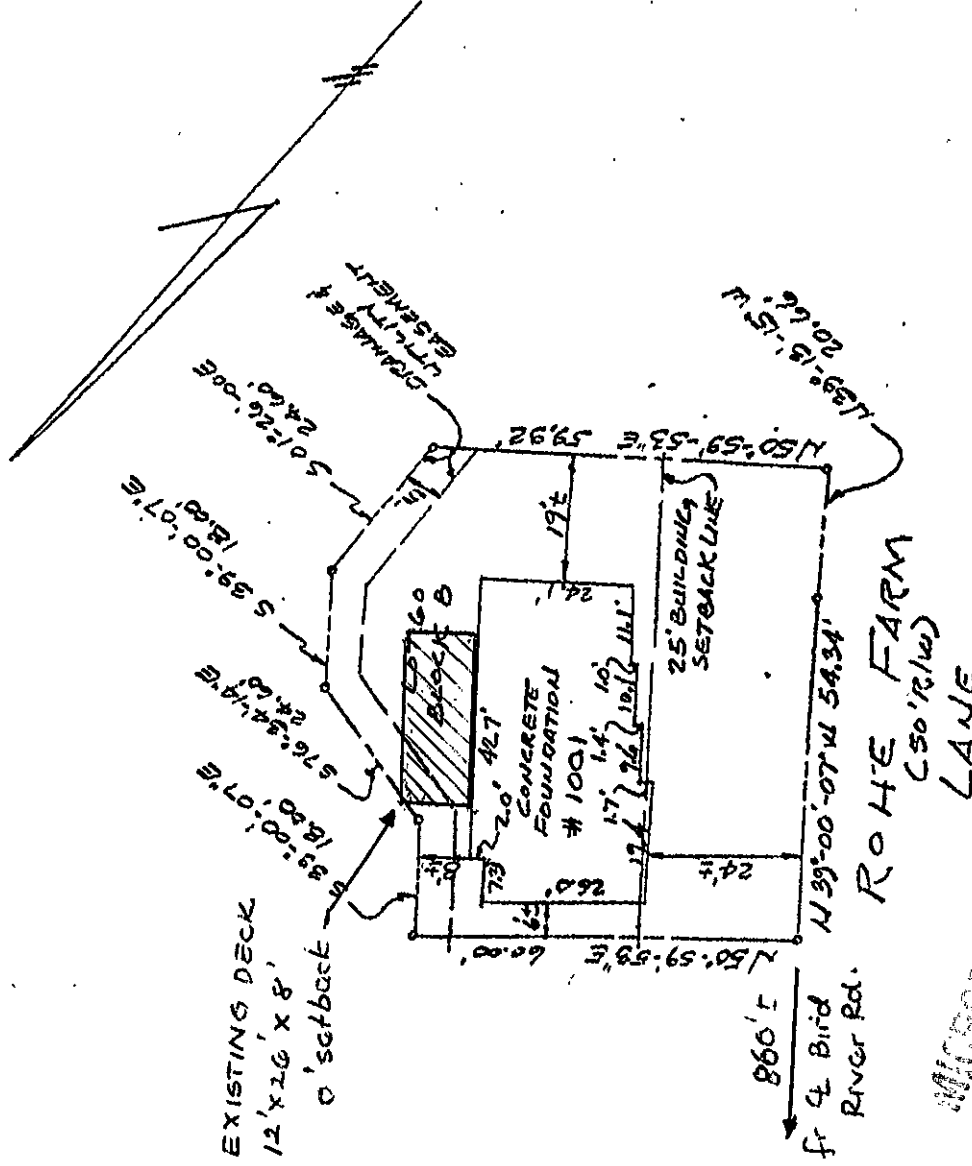
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JEF ITEM #: 81 CASE #:

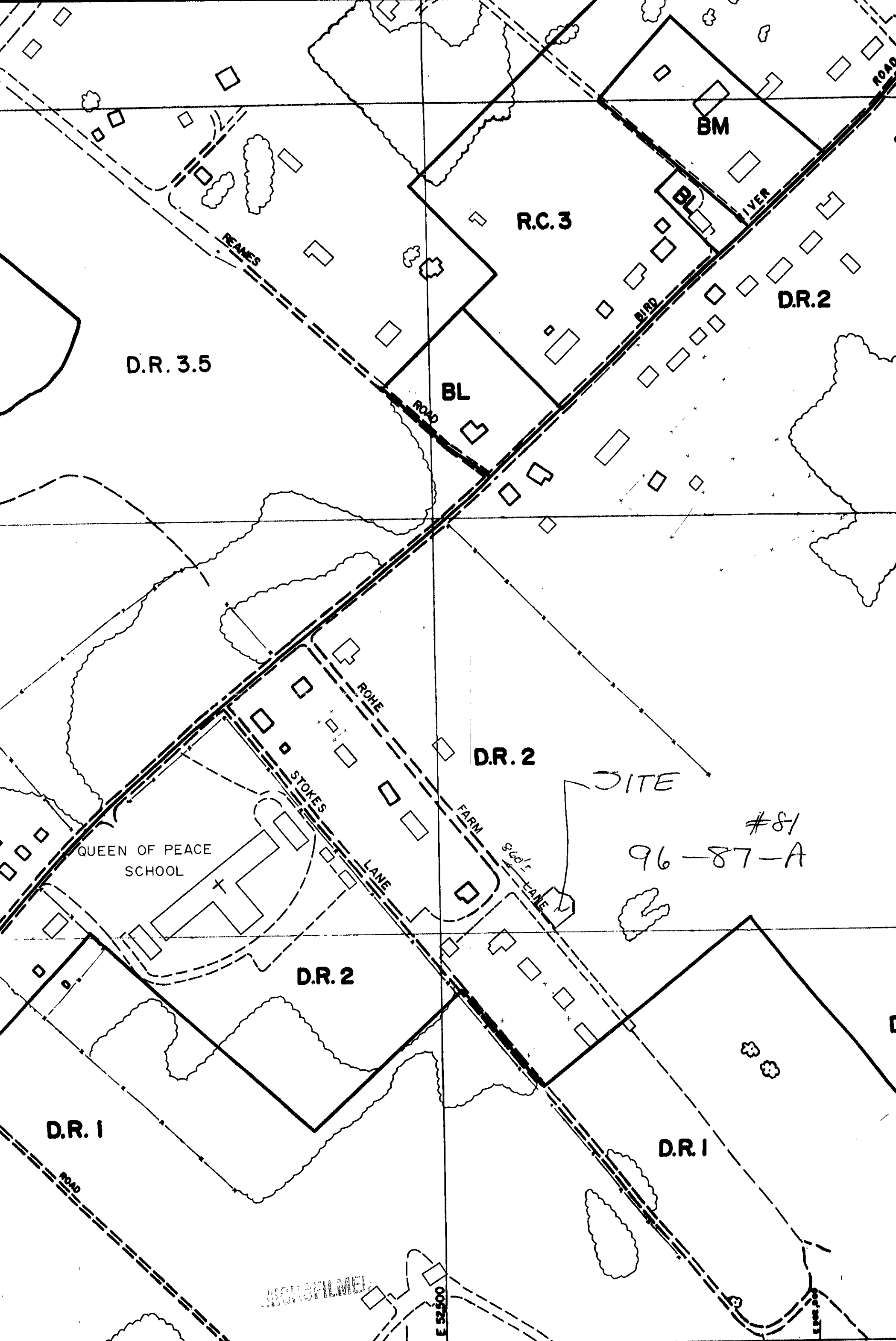


North

date: 8/11/95

prepared by: JEF

Scale of Drawing: 1"= 30'



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 NE/S Rohe Farm Lane, 860 ft.
 (+/-) SE c/l Bird River Road * ZONING COMMISSIONER
 1001 Rohe Farm Road
 15th Election District * OF BALTIMORE COUNTY
 6th Councilmanic District
 James E. Ferguson, et ux * Case No. 96-87-A
 Petitioners
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ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Mr. Ferguson testified that, after his acquisition of the property, he decided to construct an attached deck to the rear of the dwelling. The deck is elevated, 8 ft. high, and access to same is by way of a sliding door which leads from the second (middle) story of the house. The deck is 12 x 26 ft. in dimension. Apparently, Mr. Ferguson obtained the necessary materials to construct the deck and he and several friends completed construction. He advised that the deck is in conformance with all building codes and requirements.

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Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. It is clear that the unusual configuration of the property line creates a unique condition which justifies the request pursuant to the regulations and case law. A denial of the requested variance would result in a practical difficulty upon the Petitioner and his property. Moreover, since the surrounding lots are unimproved, there is no detriment to the surrounding locale. For these reasons, I will approve the Petition for Variance and will so order.

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Date

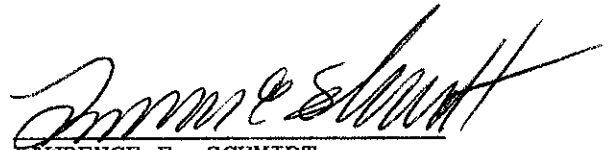
By

10/19/95
Mr. G. G. G. G.

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1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn

ORDER RECEIVED FOR FILING
Date 10/19/95
By M. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 18, 1995

Mr. and Mrs. James E. Ferguson
1001 Rohe Farm Lane
Baltimore, Maryland 21220

RE: Case No. 96-87-A
Petition for Zoning Variance
James Edward Ferguson, et ux, Petitioners

Dear Mr. and Mrs. Ferguson:

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In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-87-A

1001 ROHE FARM LN LOT# 60

which is presently zoned

DE-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and map attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1A & 304 (V.B. & D.P. & M.D.P.)

To allow a rear yard setback of zero feet (for an open projection deck) in lieu of the required 11.25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be discussed during the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

JAMES E. FERGUSON
(Type or Print Name)

Signature

VICKI MAY FERGUSON
(Type or Print Name)

Signature

1001 ROHE FARM LN. 574-9972
Address Phone No.

BALTIMORE, MD. 21220
City State Zipcode
Name, Address and phone number or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY:

DATE

8/21/95

#81



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

96-87-A

ZONING DESCRIPTION FOR 1001 ROHE FARM LANE
(address)

Beginning at a point on the North east side of Rohe Farm Lane
(north, south, east or west) (name of street)

_____ which is 50'
(number of feet of right-of-way width)
street on which property fronts)

wide at the distance of 860' ± South east of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Bird River Road
(name of street)

which is 70' ± wide. *Being Lot # 60,
(number of feet of right-of-way width)

Block —, Section # 1 in the subdivision of ROHE FARM
(name of subdivision)

as recorded in Baltimore County Plat Book # 44, Folio # 70, containing

5,100 ± Also known as 1001 Rohe Farm Lane
(square feet or acres) (property address)

and located in the 15 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

#81

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-87-A

District 15th

Date of Posting 9/22/95

Posted for: Variance

Petitioner: James & Vicki Ferguson

Location of property: 1001 Robo Farm Rd.

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by M. Hardy
Signature

Date of return: 9/29/95

Number of Signs: 1



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows

Case: #98-87-A (Item 81)
1001 Rohe Farm Road
NE/S Rohe Farm Lane, 860'
SE of c/o Bird River Road
18th Election District
6th Councilmanic

Legal Owner(s):
James Edward Ferguson and
Vicki May Ferguson

Hearing: Thursday,
October 12, 1995 at 11:00
a.m. in Rm. 118, Old Court-
house.

Variance to allow a rear yard
setback of zero feet (for an
open projection deck) in lieu of
the required 11.25 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concerning
the file and/or Hearing, Please
Call 887-3351.
8/176 Sept. 21.

TOWSON, MD.,

9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

~~Signature~~

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

004079

DATE 8/21/95 ACCOUNT R-001-615-000

96-87-A

AMOUNT \$ 85.00

RECEIVED
FROM:

010 - VARIANCE \$50 ITEM # 8/
080 - SIGN \$35 TAKEN: JRF

FOR:

B 85

RECEIVED

0700280002HTCHRC

\$85.00

BA 0011129ANDR-21-95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 81

Petitioner: JAMES FERGUSON

Location: 1001 ROHE FARM LN.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES FERGUSON

ADDRESS: 1001 ROHE FARM LN.

BALTIMORE, MD. 21220

PHONE NUMBER: 574-9972

AJ:ggs

MICROFILMED

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
September 21, 1995 Issue - Jeffersonian

Please forward billing to:

James Ferguson
1001 Rohe Farm Lane
Baltimore, MD 21220
574-9972

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-87-A (Item 81)
1001 Rohe Farm Road
NE/S Rohe Farm Lane, 860' +/- SE of c/l Bird River Road
15th Election District - 6th Councilmanic
Legal Owner: James Edward Ferguson and Vicki May Ferguson
HEARING: THURSDAY, OCTOBER 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow a rear yard setback of zero feet (for an open projection deck) in lieu of the required 11.25 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECEIVED
OCT 13 1995



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-87-A (Item 81)

1001 Rohe Farm Road

NE/S Rohe Farm Lane, 860'+/- SE of c/l Bird River Road

15th Election District - 6th Councilmanic

Legal Owner: James Edward Ferguson and Vicki May Ferguson

HEARING: THURSDAY, OCTOBER 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow a rear yard setback of zero feet (for an open projection deck) in lieu of the required 11.25 feet.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: James and Vicki Ferguson

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

ENCLOSURE





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 5, 1995

Mr. and Mrs. James E. Ferguson
1001 Rohe Farm Lane
Baltimore, Maryland 21220

RE: Item No.: 81
Case No.: 96-87-A
Petitioner: J. E. Ferguson

Dear Mr. and Mrs. Ferguson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "R" and "Jr." at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 12, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 1001 Rohe Farm Lane

INFORMATION:

Item Number: 81

Petitioner: Ferguson Property

Property Size: _____

Zoning: DR-2

Requested Action: Variance

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

The applicants request a variance to permit a rear yard setback of zero feet in lieu of the required 11.25 feet.

While staff does not oppose the applicants' request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: Jeffrey W. Long

Division Chief: Cam L. Perna

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: *sub* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 11, 1995
Item No. 081

The Development Plans Review Division has reviewed the subject zoning item. No County utilities are located in this 5-foot drainage and utility easement; therefore, we have no objection to the location of the deck.

RWB:sw

2025 SEP 15 10 10 AM
100-100000-100000

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 9-5-95

DATE: Sept. 14

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

81
83
87
89
91
92

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-12-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. *081 (JRF)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

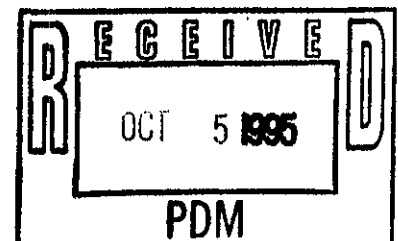
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88,
90, 91 AND 92. *Q*

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

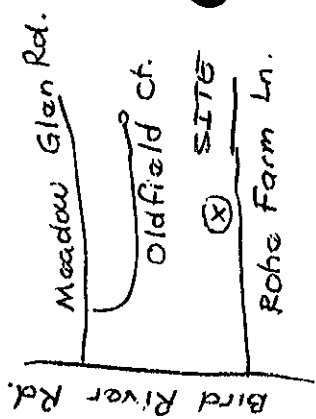
PROPERTY ADDRESS: 1001 ROHE FARM LN see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ROHE FARM

plat book # 64, folio # 70, lot # 60, section # 1

OWNER: JAMES E. & VICKI M. FERGUSON

96-87-A



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15 IH

Councilmanic District: 0

1"=200' scale map #: NE 6-I

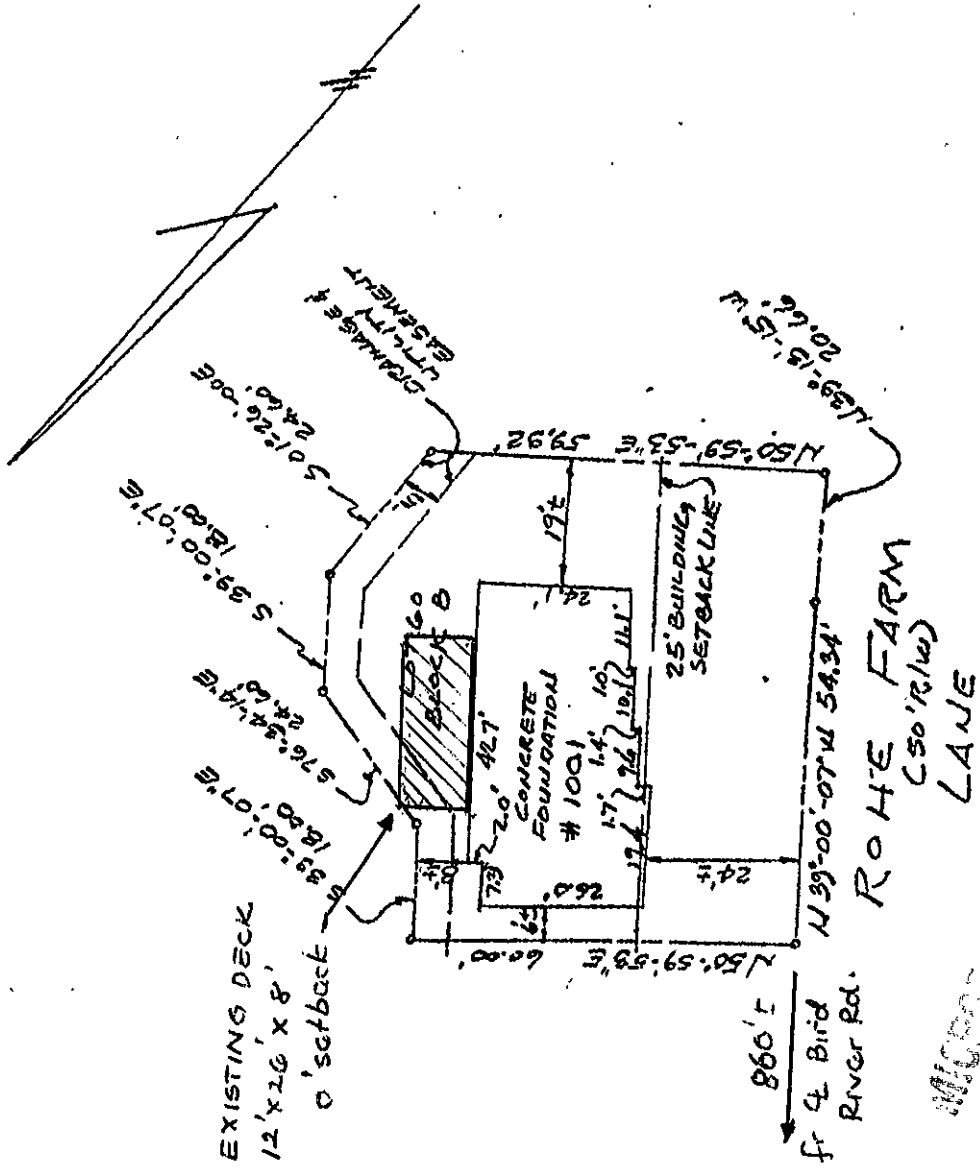
Zoning: DR-2

Lot size: Approx. 0.700 acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☒ yes ☐ no
Prior Zoning Hearings: ☒ none

Zoning Office USE ONLY!

reviewed by: JEF ITEM #: 81 CASE #:

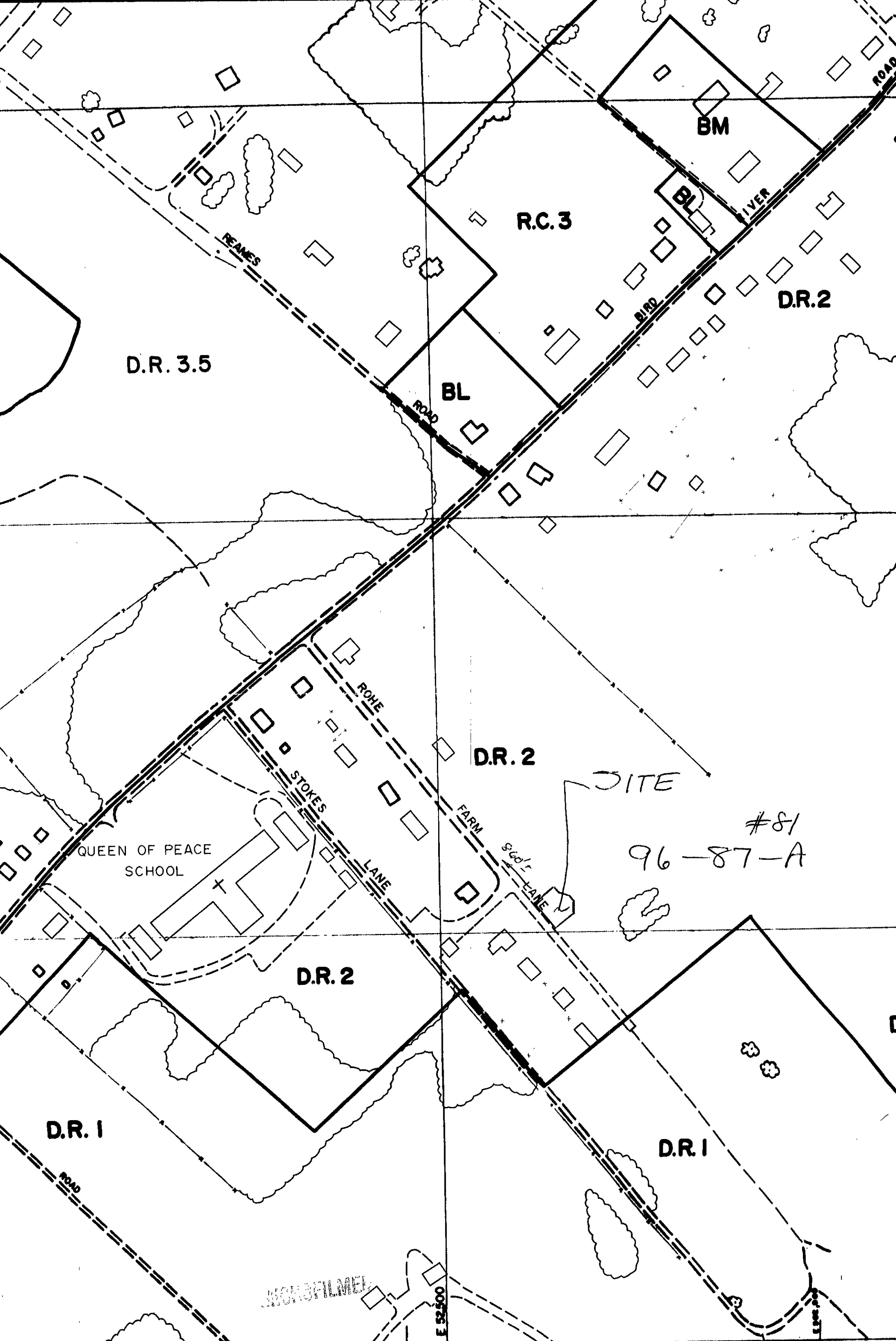


North

date: 8/11/95

prepared by: JEF

Scale of Drawing: 1"= 30'



IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NE/S Rohe Farm Lane, 860 ft. * ZONING COMMISSIONER
(+/-) SE c/l Bird River Road * 1001 Rohe Farm Lane
15th Election District * OF BALTIMORE COUNTY
6th Councilmanic District * James E. Ferguson, et ux
James E. Ferguson, et ux * Case No. 96-87-A
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1001 Rohe Farm Lane, (lot No. 60) in the Rohe Farm subdivision of Baltimore County. The Petition is filed by James E. Ferguson and Vickie M. Ferguson, property owners. Variance relief is requested from Sections 301.1.A and 504 of the Baltimore County Zoning Regulations (BCZa) and Section V.B.6.B. of the CMHP to allow a rear yard setback of 0 ft., for an open projection deck in lieu of the required 11.25 ft. The subject property and relief requested are more particularly described on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was James E. Ferguson, property owner. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence offered was that the Petitioners have owned and resided on the subject site for slightly less than one year (since January 1995). He acquired the property from the builder who developed this community and is the original owner of an existing single family dwelling. Mr. Ferguson described the Rohe Farm community as a community of single family dwellings located near Bird River Road in eastern Baltimore County. Some of the subdivision has been built out but many of the lots have not, as yet, been sold and/or improved.

Mr. Ferguson testified that, after his acquisition of the property, he decided to construct an attached deck to the rear of the dwelling. The deck is elevated, 8 ft. high, and access to same is by way of a sliding door which leads from the second (middle) story of the house. The deck is 12 x 26 ft. in dimension. Apparently, Mr. Ferguson obtained the necessary materials to construct the deck and he and several friends completed construction. He advised that the deck is in conformance with all building codes and requirements.

The requested variance is necessary due to the irregular shape of the lot. As is clearly shown on the site plan, the rear property line is not a straight line but contains a series of curves. At one point, the corner of the rectangularly shaped deck intersects the property line. Thus, the variance is requested to allow a 0 ft. setback in lieu of the required 11.25 ft.

No opposition was presented to the subject request. Moreover, a comment from the Developers Plan Review Section indicates that no County utilities are located in the utility easement area shown on the plan. Thus, that office does not object to the construction of the deck.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. It is clear that the unusual configuration of the property line creates a unique condition which justifies the request pursuant to the regulations and case law. A denial of the requested variance would result in a practical difficulty upon the Petitioner and his property. Moreover, since the surrounding lots are unimproved, there is no detriment to the surrounding locale. For these reasons, I will approve the Petition for Variance and will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of October, 1995 that a variance from Sections 301.1.A and 504 of the Baltimore County Zoning Regulations (BCZa) and Section V.B.6.B. of the CMHP to allow a rear yard setback of 0 ft., for an open projection deck in lieu of the required 11.25 ft., be and is hereby GRANTED, subject, however, to the following restriction.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 18, 1995

Mr. and Mrs. James E. Ferguson
1001 Rohe Farm Lane
Baltimore, Maryland 21220

RE: Case No. 96-87-A
Petition for Zoning Variance
James Edward Ferguson, et ux, Petitioners

Dear Mr. and Mrs. Ferguson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.

ORDER RECEIVED FOR FILING
Date 10/19/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/19/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 10/19/95
By [Signature]

Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1001 ECHO FARM LN LOT #60
96-87-A which is presently zoned DE-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and hereby petition for a variance from Section(s) of the Zoning Regulations of Baltimore County to allow a rear yard setback of zero feet (for an open projection deck) in lieu of the required 11.25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

To be discussed during the hearing

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchase/Lease
(Type or Print Name)
Signature
Address
City State Zip Code
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zip Code
ESTIMATED LENGTH OF HEARING
The following date: _____ Month Two Months
ALL OTHER
REVIEWED BY: [Signature] DATE: 8/21/95
#81

EXAMPLE 3 - Zoning Description - 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN-THE-BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1001 ROHE FARM LANE
(address)
Beginning at a point on the North-east side of Rohe Farm Lane
(north, south, east or west) (name of street)
which is 50' (number of feet of right-of-way width)
street on which property fronts)
wide at the distance of 800' ± South-east of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Bird River Road
(name of street)
which is 70' ± wide. "Being Lot # 60."
(number of feet of right-of-way width)
Block 1 Section 1 in the subdivision of ROHE FARM
(name of subdivision)
as recorded in Baltimore County Plat Book # 64, Folio # 76, containing
5,100 ± Also known as 1001 Echo Farm Lane
(square feet or acres) (property address)
and located in the 15 Election District, 6 Councilmanic District.

"If your property is not recorded by Plat Book and Folio Number, Lien DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (meters and bounds only) here and on the plat in the correct location.
Typical meters and bounds: N.87° 12' 13" E. 321.1 ft., S.10° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 310 ft., and N.09° 15' 22" W. 80 ft. to the place of beginning.
#81

CK/RESID (TATSOPH)
REVISED 5/16/94

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 8/21/95
Posted for: Lawrence E. Schmidt
Petitioner: James E. Ferguson, et ux
Location of property: 1001 Rohe Farm Lane
Location of Signs: Posting 220 ft. on property being zoned
Remarks:
Posted by: [Signature] Date of return: 9/28/95
Signature
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21, 1995.

THE JEFFERSONIAN,
A. Hemickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 004079
DATE 8/21/95 ACCOUNT R-001-G15-000
96-87-A AMOUNT \$ 85.00
RECEIVED FROM CID VARIANCE \$50 ITEM # 81
FOR GW 2100 \$35 TALENT JEF
BTS
RECEIVED IN FULL \$45.00
VALIDATION OR SIGNATURE OF CASHIER
TOWSON, MD. PRE. AGENT YELLOW (CASHIER)

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 81

Petitioner: JAMES FERGUSON

Location: 1001 ROBE FARM LN

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES FERGUSON

ADDRESS: 1001 ROBE FARM LN

BALTIMORE, MD 21220

PHONE NUMBER: 574-9972

AD-9945

(Revised 04/29/94)

TO: PUPPENT PUBLISHING COMPANY
September 21, 1995 Issue - Jeffersonian

Please forward billing to:

James Ferguson
1001 Robe Farm Lane
Baltimore, MD 21220
574-9972

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-87-A (Item 81)

1001 Robe Farm Lane

NE/S Robe Farm Lane, 860' +/- SE of c/l Bird River Road

15th Election District - 6th Councilmanic

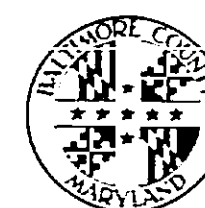
Legal Owner: James Edward Ferguson and Vicki May Ferguson

HEARING: THURSDAY, OCTOBER 12, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow a rear yard setback of zero feet (for an open projection deck) in lieu of the required 11.25 feet.

LAURENCE E. SCHULTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 11, 1995

NOTICE OF HEARING

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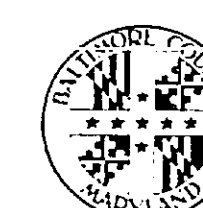
Variance to allow a rear yard setback of zero feet (for an open projection deck) in lieu of the required 11.25 feet.

Arnold Jablon
Director

cc: James and Vicki Ferguson

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 5, 1995

Mr. and Mrs. James E. Ferguson
1001 Robe Farm Lane
Baltimore, Maryland 21220

RE: Item No.: 81
Case No.: 96-87-A
Petitioner: J. E. Ferguson

Dear Mr. and Mrs. Ferguson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 12, 1995

FROM: Pat Kellor, Director, OP

SUBJECT: 1001 Robe Farm Lane

INFORMATION:

Item Number: 81

Petitioner: Ferguson Property

Property Size: _____

Zoning: DR-2

Requested Action: Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The applicants request a variance to permit a rear yard setback of zero feet in lieu of the required 11.25 feet.

While staff does not oppose the applicants' request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: *Jeffrey W. Long*

Division Chief: *Cheryl L. Perna*

PK/JL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Sept. 15, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 11, 1995

Item No. 081

The Development Plans Review Division has reviewed the subject zoning item. No County utilities are located in this 5-foot drainage and utility easement; therefore, we have no objection to the location of the deck.

RWB:aw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson*

DATE: *Sept. 14*

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee

Agenda: 9-5-95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:
81
83
87
89
91
92

LS:sp

LETTY2/DEPRM/TXTSBB



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 081 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Snell at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Snell
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-1500

DATE: 10/02/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 5, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 81, 82, 83, 84, 85, 86, 87, 88, 90, 91 AND 92.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-110EF

cc: File



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

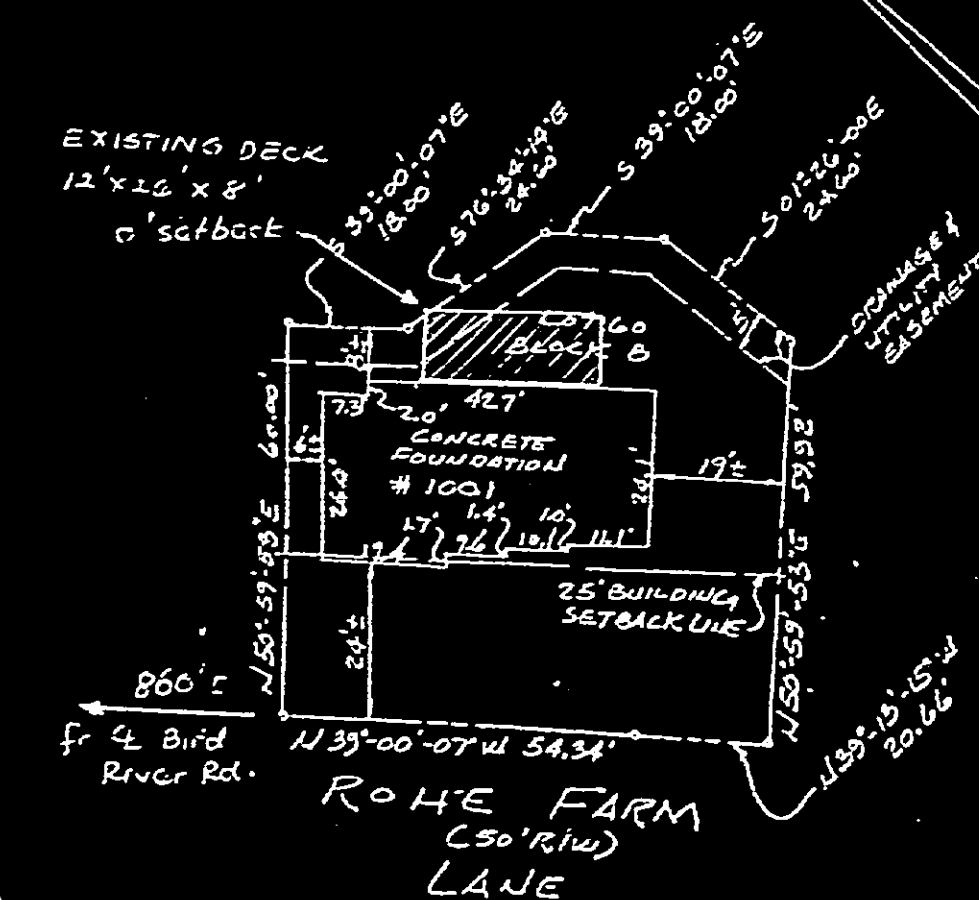
PROPERTY ADDRESS: 1001 ROHE FARM LN

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ROHE FARM

Plat book # 64, folio 70, lot # 60, section # 1

OWNER: JAMES E. & VICKI M. FERGUSON



North
date: 8/11/95
prepared by: JEP

Scale of Drawing: 1" = 30'

Map showing location of the property relative to the Bird River Rd. and the proposed foundation. The map includes labels for 'Meadow Glen Rd.', 'Oldfield Ct.', 'SITE', and 'Rohe Farm Ln.'.

Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15 TH

Councilmanic District: 6

1" = 200' scale map: NE 6-1

Zoning: DR-2

Lot size: Approx. 5700

acreage square feet

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

8/ 81

